



**AGENDA**  
**COLUMBUS BOARD OF ZONING APPEALS**  
**TUESDAY, SEPTEMBER 28, 2010, 6:30 P.M.**  
**City Council Chambers, City Hall**  
**123 Washington Street, Columbus, Indiana**

**ROLL CALL**

**OLD BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- A. C/DS-10-08: Human Services** – a request by Human Services for conditional use approval to allow an office use in an I2 (General Industrial) zoning district. The property is located at 1607 Central Avenue in the City of Columbus (***Continued from the July 27, 2010 Meeting***).

**Public Hearing**

- B. C/DS-10-12: Columbus Regional Hospital** – a request by Columbus Regional Hospital for a development standards variance for relief from the requirement to install a Buffer Yard Type A between a I1 (Light Industrial) and a R4 (Single-family Residential) zoning district, per Zoning Ordinance Section 8.2(Table 8.3) and Zoning Ordinance Section 8.2(C); except for the requirement to install landscaping per Zoning Ordinance Section 8.2(C) (1) (b). The property is located at 1716 Keller Avenue in the City of Columbus.

**NEW BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- C. C/DS-10-14: United Way of Bartholomew County** – a request by United Way of Bartholomew County for a development standards variance from Zoning Ordinance Section 3.14(C) to allow 63 dwelling units, exceeding the maximum gross density by 19 units; a variance from Zoning Ordinance Section 3.14(C) to allow 63 dwelling units on a property of 1.77 acres (77,100 square feet), 17,400 square feet less in area than required for 63 dwelling units; and a variance from Zoning Ordinance Section 7.1(Table 7.2) to allow a total of 79 parking spaces, 47 fewer parking spaces than required. The property is located on the east side of Michigan Avenue between 13<sup>th</sup> Street and 14<sup>th</sup> Street in the City of Columbus.

**Public Hearing**

- D. C/DS-10-17: Zwanzigz** – a request by Zwanzigz for a development standards variance from Zoning Ordinance Section 3.17(C) to reduce the front setback on 11<sup>th</sup> Street from 5 feet to 1 foot, 4 inches; a development standards variance from Zoning Ordinance Section 7.1(Table 7.2) to allow a total of 24 parking spaces, 13 fewer parking spaces than required; a development standards variance from Zoning Ordinance Section 7.2(Part 1)(Table 7.1) to allow parking spaces to be 16 feet long, 2 feet shorter than required; and a development standards variance from Zoning Ordinance Section 7.2(Part 4)(B)(4) to allow the aisle width for 60 degree parking to be 16.5 feet, 1.5 feet narrower than required. The property is located at 1038 Lafayette Avenue in the City of Columbus.

**Public Hearing**

- E. **C/DS-10-18: Mike Mount** – a request by Mike Mount for a development standards variance from Zoning Ordinance Section 6.1(E) (3) to allow an accessory building in a front yard. The property is located at 4850 Progress Drive in the City of Columbus (***Forwarded by the Board of Zoning Appeals Hearing Officer***).

**Public Hearing**

- F. **C/CU-10-14: Gladstone Apartments** – a request for conditional use approval per Zoning Ordinance Section 3.19(B) for 49-unit multi-family development in the CC (Community Commercial) zoning district. The property is located on the east side of Gladstone Avenue approximately 275 feet north of State Road 46 in the City of Columbus.

**Public Hearing**

- G. **C/DS-10-21: Gladstone Apartments** – a request for a development standards variance per Zoning Ordinance Table 8.3 for relief of installing a Type A Buffer in the CC (Community Commercial) zoning district when adjacent to the RE (Residential Established) zoning district. The property is located on the east side of Gladstone Avenue approximately 275 feet north of State Road 46 in the City of Columbus.

**Public Hearing**

- H. **C/CU-10-15: Mainsource Bank** – a request by Mainsource Bank for conditional approval use per Zoning Ordinance Section 6.1(Table 6.1) for a drive-up bank facility in the CD (Commercial Downtown) zoning district. The property is located at 803 Washington Street in the City of Columbus.

**Public Hearing**

- I. **C/DS-10-20: Mainsource Bank** – a request by Mainsource Bank for a development standards variance from Zoning Ordinance Section 3.16(C) to allow a primary structure to be set back 17 feet from the 0-foot build-to line on Washington Street, and 32 feet from the 0-foot build-to line on 8<sup>th</sup> Street. The property is located at 803 Washington Street in the City of Columbus.

**FINDINGS OF FACT**

C/CU-10-11: Westside Community Church  
C/DS-10-07: Westside Community Church  
C/DS-10-10: Coach'z Cutz  
C/DS-10-12: Columbus Regional Hospital  
C/DS-10-13: Kenneth St. Clair  
C/DS-10-11: Northern Village

**APPROVAL OF MINUTES**

Minutes of the August 24, 2010 meeting

**DISCUSSION**

**ADJOURNMENT**

**THE BOARD OF ZONING APPEALS MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.**